

Pioneer Construction

Berkey and Gay Furniture Factory and American Seating Factory Complex Rehabilitations, Grand Rapids

Pioneer Construction's rehabilitation of the Berkey and Gay Furniture Factory and the American Seating Factory Complex created 440 new urban residences and strengthened Grand Rapids' north and west sides. Taking advantage of both the federal and state historic preservation tax credits, Pioneer adapted these factories for new uses while maintaining their historic character.

The Berkey and Gay project breathed new life in to a 500,000-square-foot abandoned former factory building on Grand Rapids' near north side by creating 373 new downtown market rate apartments targeted at young urban professionals and a growing student population.

The American Seating Factory Complex, located on the city's near west side, presented unique challenges. Although the buildings were still occupied by American Seating, they were underutilized. The surrounding residential neighborhood had been marginalized for years. Pioneer Construction demonstrated vision and leadership by returning nearly 100,000 square feet of underutilized space into attractive useable space.

The projects demonstrate Pioneer's commitment to providing high quality living and working environments that integrate the city's diverse historic resources and promote urban living.



Berkey and Gay Furniture Factory



American Seating Factory

